

040.A

0003

0016.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

438,300 / 438,300

USE VALUE:

438,300 / 438,300

ASSESSED:

438,300 / 438,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		BOWDOIN ST, ARLINGTON

OWNERSHIP

Unit #: 19

Owner 1: O'BRIEN ELIZABETH I &	
Owner 2: DREW MICHAEL	
Owner 3:	
Street 1: 19 BOWDOIN ST #19	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	Owner 1: ROSARIO ANDREW P & -
	Owner 2: HRICZO KATHRYN -
	Street 1: 19 BOWDOIN ST #19
	Twn/City: Arlington
	St/Prov: MA
	Postal: 02474

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1916, having primarily Wood Shingle Exterior and 948 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.			
OTHER ASSESSMENTS			
Code Descrip/No Amount Com. Int			

PROPERTY FACTORS	Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7228																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	438,300			438,300		230153
							GIS Ref
							GIS Ref
							Insp Date
							05/30/18



Patriot Properties Inc.
USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	19:18:40
LAST REV Date	Time
10/25/21	11:37:50
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSARIO ANDREW	58495-153		2/15/2012		280,500	No	No		
CALLAWAY PAMELA	54636-150		5/4/2010		341,000	No	No		
SAN MARTIN RONA	49709-93		6/29/2007		335,750	No	No		
SHEPHERD ERIC L	44697-538		2/25/2005		369,000	No	No		
GARRITY DONALD	32598-493		3/30/2001		289,900	No	No	4	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
7/6/2021	964	Inter Fi	90,000	O					5/30/2018	Measured	DGM	D Mann							
5/30/2019	784	Porch	16,900	C					5/15/2012	MLS	EMK	Ellen K							
4/21/2011	310	Re-Roof	9,700						12/4/2008	MLS	MM	Mary M							
9/6/2007	782	Manual	13,800					demo and re-build	2/7/2002	Inspected	PM	Peter M							

Sign: / / /

VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good																	
Sty Ht: 2 - 2 Story				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																	
Frame: 1 - Wood				1/2 Bath:	Rating:																	
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1												
Color: BROWN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O													
View / Desir: N - NONE				Frl:	Rating:			Other														
GENERAL INFORMATION				WSFlue:	Rating:			Upper														
Grade: C+ - Average (+)				CONDO INFORMATION				Lvl 2														
Year Blt: 1916	Eff Yr Blt:			Location:				Lvl 1														
Alt LUC:	Alt %:			Total Units:				Lower														
Jurisdct: G12	Fact: .			Floor: 1 - 1st Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB										
Const Mod:				% Own: 49.000000000																		
Lump Sum Adj:				Name:																		
INTERIOR INFORMATION				DEPRECIATION																		
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %																	
Prim Int Wal 2 - Plaster				Functional:		%																
Sec Int Wall:	%			Economic:		%																
Partition: T - Typical				Special:		%																
Prim Floors: 3 - Hardwood				Override:		%																
Sec Floors:	%			Total:	18.6 %																	
Bsmnt Flr: 12 - Concrete				CALC SUMMARY																		
Subfloor:				Basic \$ / SQ: 305.00																		
Bsmnt Gar:				Size Adj.: 1.35000002																		
Electric: 3 - Typical				Const Adj.: 1.03929210																		
Insulation: 3 - Typical				Adj \$ / SQ: 427.929																		
Int vs Ext: S				Other Features: 60500																		
Heat Fuel: 1 - Oil				Grade Factor: 1.10																		
Heat Type: 5 - Steam				NBHD Inf: 1.04999995																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100	% AC:			LUC Factor: 1.00																		
Solar HW: NO	Central Vac: NO			Adj Total: 538434																		
% Com Wal	% Sprinkled			Depreciation: 100149																		
				Depreciated Total: 438285																		
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:										
SPEC FEATURES/YARD ITEMS				PARCEL ID 040.A-0003-0016.0																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N				Total Yard Items:				Total Special Features:				Total:										
Undisplayed Areas: GLA: 948																				8		
AssessPro Patriot Properties, Inc																						
																						